

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet

i Click for further information.

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No:	St. No.: 60	St. Name: Windsor Street
Suburb/Locality: SEDDON		Post Code: 3011

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Vol.: 5069	Folio.: 775	Suburb.: Seddon
OR	Lot No.: 1	Type.: Title Plan	
B	Crown Allotment No.:		Section No.:
	Parish/Township Name:		

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit? *

Residential

📎 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *


650000.00	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.	

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Residential


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).
- ☐ Not Sure

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title: NA	First Name: Andrew	Surname: Stapleton
Organization (if applicable):		
Unit No:	St. No: 23	St. Name: Dover Street
Suburb: FLEMINGTON	State: VIC	Postcode: 3031
Business phone: 0439895693		Email: andrew@doodstudio.com.au
Mobile phone:		Home: 0439895693

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		
Name:	Same as applicant <input checked="" type="checkbox"/>	
Title: NA	First Name: Andrew	Surname: Stapleton
Organization (if applicable):		
Unit No:	St. No: 23	St. Name: Dover Street
Suburb: FLEMINGTON	State: VIC	Postcode: 3031
Business phone: 0439895693		Email: andrew@doodstudio.com.au
Mobile phone:		Home: 0439895693

Owner *


The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organization.

Name:		Same as applicant <input type="checkbox"/>
Title: MS	First Name: Alice	Surname: Stockdale
Organization (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No:	St. No: 60	St. Name: Windsor Street
Suburb: SEDDON	State: VIC	Postcode: 3011
Business Phone:		Email: amestockdale@gmail.com
Mobile phone: 0438198864		Home:

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Andrew Stapleton

Date

12 / 06 / 2025

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer



No



Yes

Officer Name:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)



If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void



Completed the relevant council planning permit checklist?



Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier and Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

Deliver application in person, by post or by electronic lodgement.

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An encumbrance is a formal obligation on the land, with the most common type being a mortgage. Other common examples of encumbrances include:

- **Restrictive Covenants:** A restrictive covenant is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A section 173 agreement is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An easement gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A building envelope defines the development boundaries for the land.
- signed the declaration on the last page of the application form

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header encumbrances, caveats and notices. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A caveat is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 05069 FOLIO 775

Security no : 124125267818G
Produced 12/06/2025 10:46 AM

LAND DESCRIPTION

Lot 1 on Title Plan 684836M.
PARENT TITLE Volume 03231 Folio 170
Created by instrument 1225510 23/07/1925

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GABRIELE LUCCHESI
ALICE MICHALINA EDITH STOCKDALE both of 60 WINDSOR STREET SEDDON VIC 3011
AY651268S 29/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY651269Q 29/11/2024
ING BANK (AUSTRALIA) LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP684836M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 60 WINDSOR STREET SEDDON VIC 3011

ADMINISTRATIVE NOTICES

NIL

eCT Control 19531K DENTONS AUSTRALIA
Effective from 29/11/2024

DOCUMENT END

Imaged Document Cover Sheet

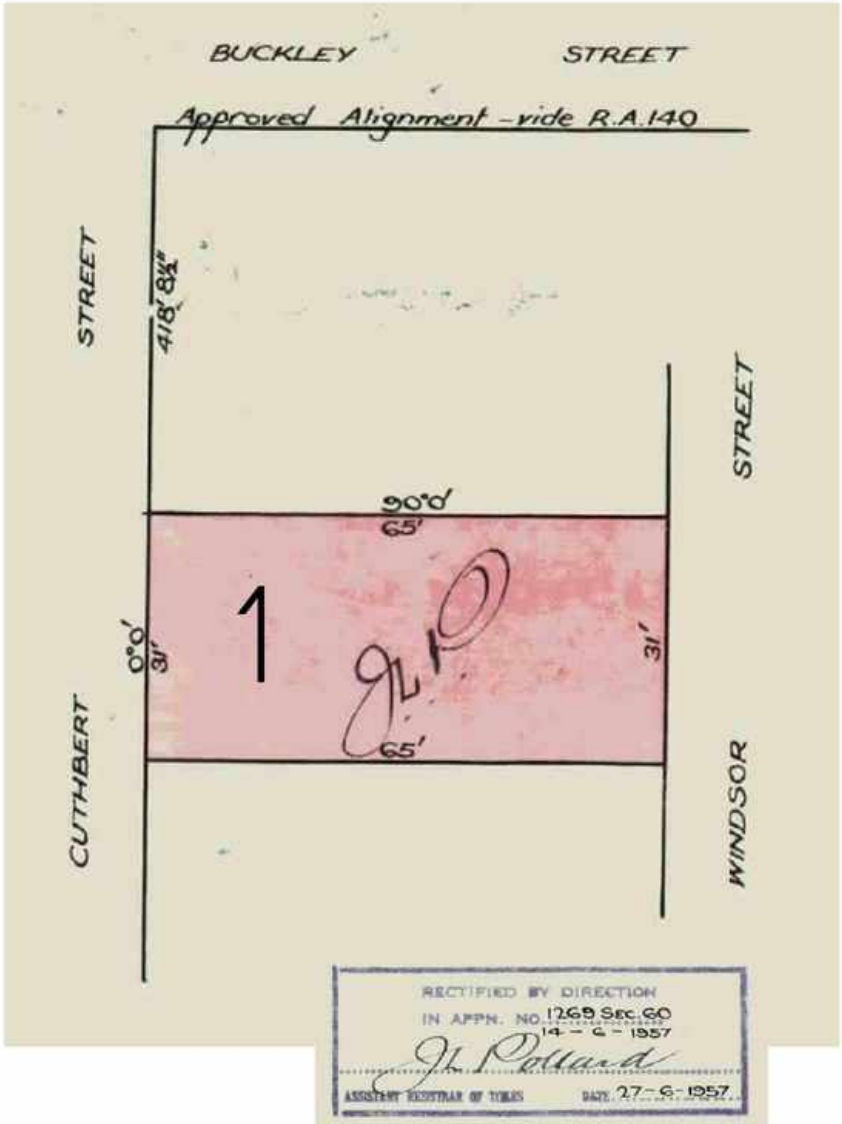
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Document Type	Plan
Document Identification	TP684836M
Number of Pages (excluding this cover sheet)	1
Document Assembled	12/06/2025 10:46

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TITLE PLAN		EDITION 1	TP 684836M						
Location of Land Parish: AT FOOTSCRAY PARISH OF CUT-PAW-PAW Township: Section: 14 Crown Allotment: E(PT) Crown Portion: Last Plan Reference: Derived From: VOL 5069 FOL 775 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/11/2000 VERIFIED: A.D.							
 <table border="1" data-bbox="406 1915 1165 2049"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA E (PT)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA E (PT)	
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PARCEL 1 = CA E (PT)									
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP663151Q
Number of Pages (excluding this cover sheet)	1
Document Assembled	12/06/2025 10:46

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TITLE PLAN		EDITION 1	TP 663151Q						
Location of Land Parish: CUT-PAW-PAW Township: Section: 14 Crown Allotment: E (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8142 FOL 278 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 23/10/2000 VERIFIED: C.L.						
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA E (PTS)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA E (PTS)	
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WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA E (PTS)									
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08142 FOLIO 278

Security no : 124125267817H
Produced 12/06/2025 10:46 AM

LAND DESCRIPTION

Lot 1 on Title Plan 663151Q.

PARENT TITLES :

Volume 00615 Folio 819 Volume 02060 Folio 992

Created by instrument A258077 14/06/1957

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GABRIELE LUCCHESI

ALICE MICHALINA EDITH STOCKDALE both of 60 WINDSOR STREET SEDDON VIC 3011

AY651268S 29/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY651269Q 29/11/2024

ING BANK (AUSTRALIA) LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP663151Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 60 WINDSOR STREET SEDDON VIC 3011

ADMINISTRATIVE NOTICES

NIL

eCT Control 19531K DENTONS AUSTRALIA

Effective from 29/11/2024

DOCUMENT END

60 Windsor St, Seddon Victoria 3011 Clause 54 Report



Site Location: 60 Windsor St, Seddon
Site Area: 257.07m²
Municipality: Maribyrnong City Council
Planning Overlays: VPP 32.08 General Residential Zone
GRZ1 Schedule 1 To Clause 32.08 General Residential Zone
VPP 45.06 Development Contributions Plan Overlay
DCP02 Schedule 2 to Clause 45.06 Development Contributions Plan Overlay

Proposal:

The proposal seeks to alter and extend an existing weatherboard dwelling and new front fence.

Existing Condition:

The existing dwelling is a single storey blockwork and weatherboard dwelling. The site faces East/ West. The street is filled with several weatherboard dwellings of similar form to the subject dwelling and new developments. The existing dwelling is in fair/ good condition but requires some adjustments to improve the fabric and functionality of the home and some remedial works to the façade.



No changes to existing façade.
Remedial works only to the
windows, gutters and re-paint

Existing fence to be removed
and replaced

VPP 54 One Dwelling on a Lot

CLAUSE 54.01 NEIGHBOURHOOD & SITE DESCRIPTION & DESIGN RESPONSE	
<p>An application must be accompanied by:</p> <ul style="list-style-type: none"> • A Neighbourhood and Site Description. • A Design Response 	
CLAUSE 54.01-1 NEIGHBOURHOOD AND SITE DESCRIPTION	Comments
<p><i>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</i></p> <p><i>In relation to the neighbourhood:</i></p> <p><i>The built form, scale and character of surrounding development including front fencing.</i></p> <p><i>Architectural and roof styles.</i></p> <p><i>Any other notable features or characteristics of the neighbourhood.</i></p> <p><i>In relation to the site:</i></p> <p><i>Site shape, size, orientation and easements.</i></p> <p><i>Levels of the site and the difference in levels between the site and surrounding properties.</i></p> <p><i>Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.</i></p> <p><i>The use of surrounding buildings.</i></p> <p><i>The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.</i></p> <p><i>Solar access to the site and to surrounding properties.</i></p> <p><i>Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.</i></p> <p><i>Any contaminated soils and filled areas, where known.</i></p> <p><i>Views to and from the site.</i></p> <p><i>Street frontage features such as poles, street trees and kerb crossovers.</i></p> <p><i>Any other notable features or characteristics of the site.</i></p> <p><i>If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.</i></p>	<p>The neighbourhood of Seddon is predominantly residential with a small number of commercial and public buildings. Building styles include a mix of Victorian, Post war and contemporary.</p> <p>Lots are typically short and wide in length and rear yards generally have lean to structures and garden sheds or garages.</p> <p>The area has seen many renovations, additions and restorations to meet the needs of growing families and a thriving property market.</p> <p>The majority of these homes have hip and gable roofs. Roof material is a mix of metal and tile.</p> <p>Fencing consists of mostly timber picket style fences</p> <p>Trees and vegetation are a mix of native and introduced species.</p> <p>The site is 257.07m². The lot is rectangular and runs East to West.</p> <p>The existing dwelling is a single storey blockwork and weatherboard home.</p> <p>The lot is generally flat but slightly falls toward the front.</p> <p>There are no significant trees on the site.</p>

<p>CLAUSE 54.01-2 DESIGN RESPONSE</p> <p><i>The design response must explain how the proposed design:</i></p> <p><i>Derives from and responds to the neighbourhood and site description.</i></p> <p><i>Meets the objectives of Clause 54.</i></p> <p><i>Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</i></p> <p><i>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</i></p>	<p>Comments</p> <p>The proposed additions and alterations offer a contemporary design in form, scale and materiality whilst being sympathetic to the existing neighbourhood character.</p> <p>There are no proposed works to the existing façade, only remedial works to repair/ replace the broken windows, gutters and re-paint.</p> <p>The rear proposes to reflect a contemporary style with a muted colour palette of recycled brickwork and off whites to compliment the existing colour scheme. The new addition is to the rear of the existing dwelling not visible from the street.</p> <p>The ground floor is proposed to be reconfigured to include an open plan living area that is better connected to the outdoors.</p>
<p>CLAUSE 54.02 NEIGHBOURHOOD CHARACTER</p>	
<p>CLAUSE 54.02-1 NEIGHBOURHOOD CHARACTER</p> <p>Neighbourhood character objective</p> <p><i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i></p> <p><i>To ensure that the design responds to the features of the site and the surrounding area.</i></p> <p>Standard A1</p> <p><i>The design response must be appropriate to the neighbourhood and the site.</i></p> <p><i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The neighbourhood and site description. The design response. 	<p>Comments</p> <p>The proposed new works respond to the features of the site; namely providing a better link from the rear living spaces to the yard.</p> <p>The materials, finishes, roof style, scale and form of the addition are sympathetic to the existing neighbourhood character and recent developments in the area.</p>

<p>CLAUSE 54.02-2 INTEGRATION WITH THE STREET</p> <p>Integration with the street objective</p> <p><i>To integrate the layout of development with the street.</i></p> <p>Standard A2</p> <p><i>Dwellings should be oriented to front existing and proposed streets.</i></p> <p><i>High fencing in front of dwellings should be avoided if practicable.</i></p> <p><i>Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> • <i>The design response.</i> 	<p>Comments</p> <p>There is currently a low brick fence which is proposed to be removed and replaced with a timber picket fence, in keeping with the neighbourhood character.</p> <p>There are no proposed works to the front façade, only remedial works such as repairing/ replacing the broken windows and gutters and to repaint.</p> <p>Dwelling has street facing windows and high levels of passive surveillance.</p>
<p>CLAUSE 54.03 SITE LAYOUT AND BUILDING MASSING</p>	
<p>CLAUSE 54.03-1 STREET SETBACK</p> <p>Street setback objective</p> <p><i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</i></p> <p>Standard A3</p> <p><i>Walls of buildings should be set back from streets:</i></p> <ul style="list-style-type: none"> • <i>At least the distance specified in a schedule to the zone,</i> <i>or</i> • <i>If no distance is specified in a schedule to the zone, the distance specified in Table A1.</i> <p><i>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> • <i>The design response.</i> 	<p>Complies</p> <p>No change to the existing street setback.</p>

<ul style="list-style-type: none"> • Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. • The visual impact of the building when viewed from the street and from adjoining properties. • The value of retaining vegetation within the front setback. 	
<p>CLAUSE 54.03-2 BUILDING HEIGHT</p> <p>Building height objective</p> <p><i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i></p> <p>Standard A4</p> <p><i>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</i></p> <p><i>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</i></p> <p><i>Changes of building height between existing buildings and new buildings should be graduated.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land. • The design response. • The effect of the slope of the site on the height of the building. • The relationship between the proposed building height and the height of existing adjacent buildings. • The visual impact of the building when viewed from the street and from adjoining properties. 	<p>Complies</p> <p>Max. allowable building height is 9m.</p> <p>Existing building height is 5.5m. Proposed addition is 3.8m. Please refer to Elevations</p>
<p>CLAUSE 54.03-3 SITE COVERAGE</p> <p>Site coverage objective</p> <p><i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i></p> <p>Standard A5</p> <p><i>The site area covered by buildings should not exceed:</i></p>	<p>Variation</p> <p>A variation is sought for this objective Site coverage objective= 60% Proposed site coverage= 74.70% Please consider the site coverage of adjacent properties. The proposed layout allows for greater solar access to the yard which will minimise dampness problems. Please refer to A102.</p>

<ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>Decision guidelines</p> <ul style="list-style-type: none"> • Before deciding on an application, the responsible authority must consider: • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The existing site coverage and any constraints imposed by existing development or the features of the site. • The site coverage of adjacent properties. • The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood. 	
<p>CLAUSE 54.03-4</p> <p>PERMEABILITY</p> <p>Permeability objectives</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>Standard A6</p> <p>The site area covered by pervious surfaces should be at least:</p> <ul style="list-style-type: none"> • The minimum area specified in a schedule to the zone; or • If no minimum area is specified in a schedule to the zone, 20 per cent of the site. <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The existing site coverage and any constraints imposed by existing development. • The capacity of the drainage network to accommodate additional stormwater. • The capacity of the site to absorb run-off. • The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres. 	<p>Complies</p> <p>The proposed permeability of the site is 63.44m² (24.68%)</p>

<p>CLAUSE 54.03-5 ENERGY EFFICIENCY PROTECTION</p> <p>Energy efficiency protection objectives</p> <p><i>To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></p> <p>Standard A7</p> <p><i>Buildings should be:</i></p> <ul style="list-style-type: none"> • <i>Oriented to make appropriate use of solar energy.</i> • <i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</i> • <i>Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. Living areas and private open space should be located on the north side of the dwelling, if practicable.</i> <p><i>Dwellings should be designed so that solar access to north-facing windows is maximised.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The design response.</i> • <i>The size, orientation and slope of the lot.</i> • <i>The existing amount of solar access to abutting properties.</i> • <i>The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.</i> • <i>Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.</i> • <i>The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.</i> • <i>The availability of solar access to north-facing windows on the site.</i> 	<p>Complies</p> <p>The block is oriented East to West and as such has dictated the orientation of the existing dwelling and the proposed additions.</p> <p>Private open space & living areas are located to the North as a result of the existing layout and orientation of the dwelling.</p> <p>Window size and location has been influenced by solar access, outlook, cross ventilation, privacy and neighbourhood character.</p> <p>The proposed development will not adversely impact neighbouring dwellings energy efficiency.</p>
<p>CLAUSE 54.03-6 SIGNIFICANT TREES</p> <p>Significant trees objectives</p> <p><i>To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site.</i></p> <p>Standard A8</p> <p><i>Development should provide for the retention or planting of trees, where these are part of the neighbourhood character. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> • <i>The design response.</i> 	<p>Complies</p> <p>No significant trees exist on the site.</p>

<ul style="list-style-type: none"> • The health of any trees that were removed or are proposed to be removed. • Whether a tree was removed to gain a development advantage. 	
CLAUSE 54.04 AMENITY IMPACTS	
CLAUSE 54.04-1 SIDE AND REAR SETBACKS Side and rear setbacks objective <i>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i> Standard A10 <i>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</i> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. <i>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</i> Decision guidelines <i>Before deciding on an application, the responsible authority must consider:</i> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings. • Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary. • Whether the wall abuts a side or rear lane. 	Variation <i>A variation is sought for this objective. Please refer to the existing neighbourhood character and the setbacks of the existing dwelling.</i> <i>The existing neighbourhood character consists of several built out dwellings along the boundary. Please refer to site plan and analysis.</i> <i>The context of the site contains many dwellings which encroach into the side and rear setbacks and have walls which are on boundary.</i> <i>Given the narrow nature of the site and the surrounding built form, we feel the massing of this proposal is in keeping with the area and is therefore justified.</i> <i>Please refer to A203 to A302.</i>

<p>CLAUSE 54.04-2</p> <p>WALLS ON BOUNDARIES</p> <p>Walls on boundaries objective</p> <p><i>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i></p> <p>Standard A11</p> <p><i>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:</i></p> <ul style="list-style-type: none"> • <i>For a length more than the distance specified in a schedule to the zone; or</i> • <i>If no distance is specified in a schedule to the zone, for a length of more than:</i> <ul style="list-style-type: none"> • <i>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</i> • <i>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</i> <p><i>A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</i></p> <p><i>A building on a boundary includes a building set back up to 200mm from a boundary.</i></p> <p><i>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> • <i>The design response.</i> • <i>The extent to which walls on boundaries are part of the neighbourhood character.</i> • <i>The visual impact of the building when viewed from adjoining properties.</i> • <i>The impact on the amenity of existing dwellings.</i> • <i>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</i> • <i>The orientation of the boundary that the wall is being built on.</i> • <i>The width of the lot.</i> • <i>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</i> • <i>Whether the wall abuts a side or rear lane.</i> • <i>The need to increase the wall height to screen a box gutter.</i> 	<p>Variation</p> <p>A variation is sought for this objective. Please refer to the existing neighbourhood character.</p> <p>The existing neighbourhood character consists of single storey dwellings with new additions. The street displays a run of homes which run boundary to boundary.</p> <p>The objective allows for 12.45M wall on boundary to the Southern side. The proposed walls on boundary total 14.3M</p> <p>Complies</p> <p>The proposed walls on boundary on the West & North sides comply with this objective.</p>
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<p>CLAUSE 54.04-3</p> <p>DAYLIGHT TO EXISTING WINDOWS</p> <p>Daylight to existing windows objective</p> <p><i>To allow adequate daylight into existing habitable room windows.</i></p> <p>Standard A12</p> <p><i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</i></p> <p><i>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</i></p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The design response.</i> • <i>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</i> • <i>The impact on the amenity of existing dwellings.</i> 	<p>Complies</p> <p>The proposed works complies with this standard.</p>
<p>CLAUSE 54.04-4</p> <p>NORTH FACING WINDOWS</p> <p>North-facing windows objective</p> <p><i>To allow adequate solar access to existing north-facing habitable room windows.</i></p> <p>Standard A13</p> <p><i>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The design response.</i> • <i>Existing sunlight to the north-facing habitable room window of the existing dwelling.</i> • <i>The impact on the amenity of existing dwellings.</i> 	<p>Complies</p> <p>The proposed works complies with this standard.</p>

<p>CLAUSE 54.04-5 OVERSHADOWING OPEN SPACE</p> <p>Overshadowing open space objective <i>To ensure buildings do not unreasonably overshadow existing secluded private open space.</i></p> <p>Standard A14 <i>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</i></p> <p>Decision guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The design response.</i> • <i>The impact on the amenity of existing dwellings.</i> • <i>Existing sunlight penetration to the secluded private open space of the existing dwelling.</i> • <i>The time of day that sunlight is available to the secluded private open space of the existing dwelling.</i> • <i>The effect of a reduction in sunlight on the existing use of the secluded private open space.</i> 	<p>Complies</p> <p>The proposed works complies with this objective. The rear addition is single storey and has been kept low which does not create any overshadowing to the neighbouring SPOS. Please refer to Shadow Diagrams.</p>
<p>CLAUSE 54.04-6 OVERLOOKING</p> <p>Overlooking objective <i>To limit views into existing secluded private open space and habitable room windows.</i></p> <p>Standard A15 <i>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</i></p> <p><i>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</i></p> <ul style="list-style-type: none"> • <i>Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or</i> • <i>Have sill heights of at least 1.7 metres above floor level, or</i> • <i>Have obscure glazing in any part of the window below 1.7 metres above floor level, or</i> • <i>Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</i> 	<p>Complies</p> <p>The proposed works complies with this standard. The design has been considered to avoid any overlooking.</p>

<p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The impact on the amenity of the secluded private open space or habitable room window. • The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings. • The internal daylight to and amenity of the proposed dwelling. 	
<p>CLAUSE 54.05</p> <p>ON-SITE AMENITY AND FACILITIES</p>	
<p>CLAUSE 54.05-1</p> <p>DAYLIGHT TO NEW WINDOWS</p> <p>Objective</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Standard A16</p> <ul style="list-style-type: none"> • A window in a habitable room <u>should</u> be located to face: <ul style="list-style-type: none"> - an outdoor space clear to the sky or a light court with a minimum area of 3m² and minimum dimension of 1m, not including land on an abutting lot, or - a verandah provided it is open for at least 1/3rd of its perimeter, or - a carport provided it has two or more open sides and is open for at least 1/3rd of its perimeter. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • Whether there are other windows in the habitable room which have access to daylight. 	<p>Complies</p> <p>The proposed works complies with this standard.</p>

<p>CLAUSE 54.05-2 PRIVATE OPEN SPACE</p> <p>Objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p>Standard A17 A dwelling <u>should</u> have private open space of:</p> <ul style="list-style-type: none"> • - 80m² or 20% of the lot area, whichever is the lesser, but not less than 40m². - At least one part of the private open space <u>should</u> consist of secluded private open space with a minimum area of 25m² and a minimum dimension of 3m at the side or rear of the dwelling, with convenient access from a living room. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • The design response. • The useability of the private open space, including its size and accessibility. • The availability of and access to public open space. • The orientation of the lot to the street and the sun. 	<p>Complies</p> <p>The proposed works complies with this standard. The total private open space for the site is 77.47m² = 30.1%. The total SPOS for the site is 36.34m² which has an area of 32.50m² to the rear.</p>
<p>CLAUSE 54.05-3 SOLAR ACCESS TO OPEN SPACE</p> <p>Objective To allow solar access into the secluded private open space of a new dwelling.</p> <p>Standard A18</p> <ul style="list-style-type: none"> • The private open space <u>should</u> be located on the north side of the dwelling, if practicable. • The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least (2 + 0.9h), where 'h' is the height of the wall. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider: The design response; The useability and amenity of the secluded private open space based on the sunlight it will receive.</i></p>	<p>Complies</p> <p>The proposed works complies with this standard. The existing orientation and footprint of the dwelling dictate the location of open space.</p>
<p>CLAUSE 54.06 DETAILED DESIGN</p>	

<p>CLAUSE 54.06-1 DESIGN DETAIL</p> <p>Design detail objective</p> <p><i>To encourage design detail that respects the existing or preferred neighbourhood character.</i></p> <p>Standard A19</p> <p><i>The design of buildings, including:</i></p> <ul style="list-style-type: none"> • <i>Facade articulation and detailing,</i> • <i>Window and door proportions,</i> • <i>Roof form, and</i> • <i>Verandahs, eaves and parapets,</i> <p><i>should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</i></p> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> • <i>The design response.</i> • <i>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</i> • <i>Whether the design is innovative and of a high architectural standard.</i> 	<p>Complies</p> <p>The Proposed works incorporate similar architectural features to that of its context.</p> <p>Materials and form are responsive to the recent developments in the area.</p>
<p>CLAUSE 54.06-2 FRONT FENCES</p> <p>Front fences objective</p> <p><i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i></p> <p>Standard A20</p> <p><i>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed:</i></p> <ul style="list-style-type: none"> • <i>The maximum height specified in a schedule to the zone, or</i> • <i>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2</i> <p>Decision guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> • <i>The design response.</i> • <i>The setback, height and appearance of front fences on adjacent properties.</i> • <i>The extent to which slope and retaining walls reduce the effective height of the front fence.</i> • <i>Whether the fence is needed to minimise noise intrusion.</i> 	<p>Complies</p> <p>The proposed works complies with this standard.</p> <p>The proposed new fence is a 1.1M high timber picket fence, in keeping with the neighbourhood character in a muted colour that is complimentary to the façade.</p>